

November 3, 2016

Dear Working Group Members,

We are homeowners in a small community of single-family homes in the Providence District of Fairfax, VA. A house in our community was recently purchased and turned into an Airbnb with 4 of the 5 bedrooms, and the basement, rented on a nightly basis. Rates are as low as \$60/night and some rooms have multiple occupants.

The establishment of this illegal business has had an immediate and detrimental impact on our quiet, family and child-friendly neighborhood:

- Within two weeks a car was stolen and another broken into – the first car theft on our street in over a decade;
- A huge increase in the number of cars and parking violations, including multiple commercial vehicles driven by Airbnb customers parked in our cul de sac;
- Parties on the deck with loud music and alcohol which the police have had to break up;
- A transient population coming through a house directly in front of an elementary school bus stop and in a cul de sac where children play outside and in the backyard next door.

Our community is not zoned for this type of commercial activity. The house in question is a few doors down from that of Providence District Supervisor, Linda Smyth. We have been able to turn to her office and the Fairfax Dept. of Code Compliance for help. The County has issued a Notice of Violation for Multiple Occupancy and we are all hoping this situation will soon be resolved.

The owner of this Airbnb has a second property, a townhouse a few blocks away also operated as an illegal boarding house. So what we are experiencing is not the typical Airbnb host renting out the odd room infrequently, but an entrepreneur buying properties in residential neighborhoods in VA with the explicit intent of turning them into motels.

As we understand, Bill SB 416 in its current form would make local zoning regulations defunct, allowing communities like ours to become targets for this type of activity that puts our homes and our children at constant risk.

Unlike apartment management firms and HoAs of large townhouse communities, small HoAs like ours do not have the resources to easily enforce a violation of our by-laws. Sensible zoning regulations are in place for a reason, and we rely on our County to ensure they are enforced.

We hope you will take perspectives of homeowners like us into account, recommending provisions in the Bill to keep local zoning laws in place and our communities protected.

Sincerely,

C. Lissa Moy
C. Lissa Moy

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Audrey Mundy Ashby (Audrey Mundy-Ash)

Homeowners of Linda Maria Ct, Fairfax, VA

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